018.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,300 / 834,300
					USE VALUE:	834,300 / 834,300
					ASSESSED:	834,300 / 834,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANTON MICHAEL A
Owner 2:	MANTON YVONNE M
Owner 3:	
Street 1:	20 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANTON MICHAEL A -
Owner 2:	MANTON YVONNE M -
Street 1:	20 COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1977 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5775.000	330,000		504,300	834,300
Total Card	0.133	330,000		504,300	834,300
Total Parcel	0.133	330,000		504,300	834,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.05 /Parcel: 422.05

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 13292

GIS Ref:

GIS Ref:

Insp Date: 11/08/17

!1577!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,000	0	5,775.	504,300	834,300		Year end	12/23/2021
2021	101	FV	320,500	0	5,775.	504,300	824,800		Year End Roll	12/10/2020
2020	101	FV	320,300	0	5,775.	504,300	824,600	824,600	Year End Roll	12/18/2019
2019	101	FV	254,900	0	5,775.	652,600	907,500	907,500	Year End Roll	1/3/2019
2018	101	FV	247,700	0	5,775.	415,300	663,000	663,000	Year End Roll	12/20/2017
2017	101	FV	247,700	0	5,775.	379,700	627,400	627,400	Year End Roll	1/3/2017
2016	101	FV	247,700	0	5,775.	308,500	556,200	556,200	Year End	1/4/2016
2015	101	FV	242,000	0	5,775.	308,500	550,500	550,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:12:54

LAST REV

Date	Time
11/01/18	14:57:51
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1577

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONDON-KEANE El	1219-85		3/24/2000		385,000	No	No		
	1200-147		2/11/1999	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	13292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2008	152	Re-Roof	6,100			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2017	Inspected	BS	Barbara S
10/27/2017	MEAS&NOTICE	BS	Barbara S
2/4/2009	Meas/Inspect	189	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5775		Sq. Ft.	Site		0	85.	1.03	2									504,261						504,300	

Total AC/HA:	0.13258	Total SF/SM:	5775	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	504,261	Spl Credit		Total:	504,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26475406
Const Adj.:	1.01595843
Adj $ / SQ:	167.042
Other Features:	97000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478308
Depreciation:	148276
Depreciated Total:	330033

COMMENTS

OF = XTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

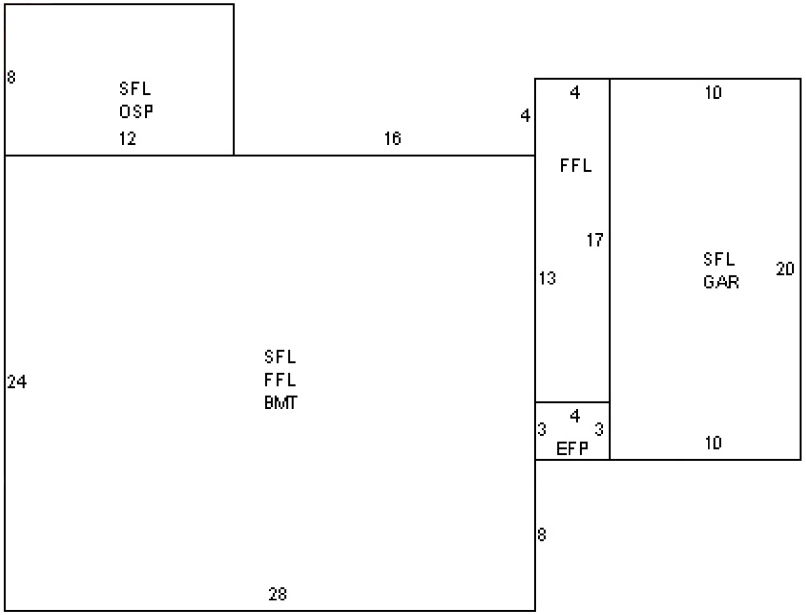
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.75
Special Features:	0	Val/Su Net:	122.77
Final Total:	330000	Val/Su SzAd	193.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	968	167.040	161,697
FFL	First Floor	740	167.040	123,611
BMT	Basement	672	63.140	42,431
GAR	Garage	200	27.940	5,588
OSP	Screen Porch	96	37.650	3,614
EFP	Enclos Porch	12	73.760	885

Net Sketched Area:	2,688			Total:	337,826
Size Ad	1708	Gross Area	2688	FinArea	1977

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	